

**UNITED STATES BANKRUPTCY COURT**  
**District of New Jersey**

IN RE: **Olufemi Fasehun**  
**Yetunde Celia Fasehun**

Debtor(s)

Case No.: 17-15680

Judge: VFP

Chapter: 13

**CHAPTER 13 PLAN AND MOTIONS**

☒ Original

☒ Motions Included

☐ Modified/Notice Required

☐ Modified/No Notice Required

☒ Discharge Sought

☐ No Discharge Sought

Date: 5/2/2017

THE DEBTOR HAS FILED FOR RELIEF UNDER  
 CHAPTER 13 OF THE BANKRUPTCY CODE.

**YOUR RIGHTS WILL BE AFFECTED.**

You should have received from the court a separate *Notice of the Hearing on Confirmation of Plan*, which contains the date of the confirmation hearing on the Plan proposed by the Debtor. This document is the actual Plan proposed by the Debtor to adjust debts. You should read these papers carefully and discuss them with your attorney. Anyone who wishes to oppose any provision of this Plan or any motion included in it must file a written objection within the time frame stated in the Notice. **This Plan may be confirmed and become binding, and included motions may be granted without further notice or hearing, unless written objection is filed before the deadline stated in the Notice.**

**YOU SHOULD FILE A PROOF OF CLAIM BY THE DEADLINE STATED  
 IN THE NOTICE TO RECEIVE DISTRIBUTIONS UNDER ANY PLAN  
 THAT MAY BE CONFIRMED, EVEN IF THE PLAN REFERS TO YOUR CLAIM**

**Part 1: Payment and Length of Plan**

a. The Debtor shall pay 7,120.00 Monthly to the Chapter 13 Trustee, starting on April 1, 2017 for approximately 60 months.

b. The Debtor shall make plan payments to the Trustee from the following sources:



Future Earnings



Other sources of funding (describe source, amount and date when funds are available):

c. Use of real property to satisfy plan obligations:

☐ Sale of real property  
Description:  
Proposed date for completion: \_\_\_\_\_

☐ Refinance of real property  
Description:  
Proposed date for completion: \_\_\_\_\_

☒ Loan modification with respect to mortgage encumbering property  
Description: 86 East McClellan Ave., Livingston, NJ (Citibank)  
Proposed date for completion: Determined by court

d. ☐ The regular monthly mortgage payment will continue pending the sale, refinance or loan modification.

e. ☐ Other information that may be important relating to the payment and length of plan:

## Part 2: Adequate Protection

a. Adequate protection payments will be made in the amount of \$ \_\_\_\_ to be paid to the Chapter 13 Trustee and disbursed pre-confirmation to \_\_\_\_ (creditor).

b. Adequate protection payments will be made in the amount of \$ 900.60 to be paid directly by the debtor(s) outside of the Plan, pre-confirmation to Citibank (2nd mortgage) (creditor).

## Part 3: Priority Claims (Including Administrative Expenses)

All allowed priority claims will be paid in full unless the creditor agrees otherwise:

Creditor	Type of Priority	Amount to be Paid
Scura, Wigfield, Heyer, Stevens & Cammarota, LLP	Administrative	Amount to be determined by further application to the court
Internal Revenue Service	Taxes and certain other debts	5,377.09

## Part 4: Secured Claims

### a. Curing Default and Maintaining Payments

The Debtor shall pay to the Trustee (as part of the Plan) allowed claims for arrearages on monthly obligations and the Debtor shall pay directly to the creditor (outside the Plan) monthly obligations due after the bankruptcy filing as follows:

Creditor	Collateral or Type of Debt	Arrearage	Interest Rate on Arrearage	Amount to be Paid to Creditor (In Plan)	Regular Monthly Payment (Outside Plan)
Seterus Inc (1st mortgage)	86 East McClellan Ave. Livingston, NJ 07039 Essex County	9,046.68	0	9,046.68	2,292.64
Citimortgage Inc. (2nd mortgage)	86 East McClellan Ave. Livingston, NJ 07039 Essex County	95,725.86	0	Arrears to be cured via loan modification	900.60 60% P&I

### b. Modification

1.) The Debtor values collateral as indicated below. If the claim may be modified under Section 1322(b)(2), the secured creditor shall be paid the amount listed as the "Value of the Creditor Interest in Collateral," plus interest as stated. The portion of any allowed claim that exceeds that value shall be treated as an unsecured claim. If a secured claim is identified as having "NO VALUE" it shall be treated as an unsecured claim.

**NOTE: A modification under this section ALSO REQUIRES the appropriate motion to be filed under Section 7 of the Plan.**

Creditor	Collateral	Scheduled Debt	Total Collateral Value	Superior Liens	Value of Creditor Interest in Collateral	Annual Interest Rate	Total Amount to Be Paid
Midland Funding, LLC	86 East McClellan Ave. Livingston, NJ 07039 Essex County DJ-154525-2011	5,207.71	435,000	507,707.00	0	0	0
Capital One Bank, NA	86 East McClellan Ave. Livingston, NJ 07039 Essex County DJ-147429-2011	4,414.58	435,000.00	507,707.00	0	0	0
Bureau of Housing Inspection	86 East McClellan Ave. Livingston, NJ 07039 Essex County DJ-119438-2012	7,768.00	435,000	507,707.00	0	0	0
Bureau of Housing Inspection	86 East McClellan Ave. Livingston, NJ 07039 Essex County DJ-225226-2010	5,500.00	435,000	507,707.00	0	0	0
Bureau of Housing Inspection	86 East McClellan Ave. Livingston, NJ 07039 Essex County DJ-031272-2008	7,150.00	435,000	506,707.00	0	0	0
State of NJ Division of Codes and Standards	86 East McClellan Ave. Livingston, NJ 07039 Essex County DJ-039791-2013	11,186.00	435,000	506,707.00	0	0	0
H.S.A. Fannie Mae (2nd mortgage)	429 William Street East Orange, NJ 07017 Essex County	11,382.29	75,000.00	Seterus Inc - 149,011.00	No value	N/A	0.00
Seterus Inc (1st mortgage)	429 William Street East Orange, NJ 07017 Essex County	149,011.00	75,000.00	None	75,000.00	4.00	82,874.50
Township of Irvington - property maintenance	56 Augusta Street Irvington, NJ 07111 Essex County	8,976.20	50,000.00	71,104.11	No value	N/A	0.00

2.) Where the Debtor retains collateral and completes the Plan, payment of the full amount of the allowed secured claim shall discharge the corresponding lien.

**c. Surrender**

Upon confirmation, the stay is terminated as to surrendered collateral. The Debtor surrenders the following collateral:

Creditor	Collateral to be Surrendered	Value of Surrendered Collateral	Remaining Unsecured Debt
-NONE-			

**d. Secured Claims Unaffected by the Plan**

The following secured claims are unaffected by the Plan:

Creditor

Ocwen Loan Servicing - mortgage on 311 Smith Street Newark, NJ 07106 Essex County

**e. Secured Claims to be paid in full through the Plan**

Creditor	Collateral	Total Amount to be Paid through the Plan
New Jersey Division of Taxation	DJ-072040-2016 DJ-072041-2016 DJ-030235-2017 DJ-142504-2015 DJ-177482-2012	41,352.98
East Orange Water Commission	429 William Street East Orange, NJ 07017 Essex County	1,055.45
New Jersey American Water	56 Augusta Street Irvington, NJ 07111 Essex County	188.05
City of Newark	311 Smith Street Newark, NJ 07106 Essex County	782.28
City of Newark	351-353 Avon Ave., Newark, NJ 07108	467.72
Lillian Zhang	196 Oxford Street Orange, NJ 07050 Essex County	57,877.50
MTAG Cust for Fig Capital Inv NJ13	351-353 Avon Ave., Newark, NJ 07108	5,238.73
Township of Irvington	56 Augusta Street Irvington, NJ 07111 Essex County	71,104.11
Tioga County Treasure	2-8 Creamery Road Richford, NY 13835 Tioga County	1,819.96

**Part 5: Unsecured Claims**

a. **Not separately classified** Allowed non-priority unsecured claims shall be paid:

  X   Not less than \$ 103,610.45 to be distributed *pro rata*

       Not less than        percent

       *Pro Rata* distribution from any remaining funds

b. **Separately Classified Unsecured** Claims shall be treated as follows:

Creditor	Basis for Separate Classification	Treatment	Amount to be Paid
-NONE-			

## Part 6: Executory Contracts and Unexpired Leases

All executory contracts and unexpired leases are rejected, except the following, which are assumed:

Creditor	Nature of Contract or Lease	Treatment by Debtor
Karriem Abdul Ahad	Residential lease	Assumed
Kwame Tawiah & Joyce Tawiah	Residential lease	Assumed
Shawn Murray Sims	Residential lease	Assumed
Shelly E. Arrington	Residential lease	Assumed
Jay Cox	Residential lease	Assumed

## Part 7: Motions

**NOTE: All plans containing motions must be served on all potentially affected creditors, together with local form, Notice of Chapter 13 Plan Transmittal, within the time and in the manner set forth in D.N.J. LBR 3015-1. A Certification of Service must be filed with the Clerk of Court when the plan and transmittal notice are served.**

### a. Motion to Avoid Liens under 11 U.S.C. Section 522(f).

The Debtor moves to avoid the following liens that impair exemptions:

Creditor	Nature of Collateral	Type of Lien	Amount of Lien	Value of Collateral	Amount of Claimed Exemption	Sum of All Other Liens Against the Property	Amount of Lien to be Avoided
-NONE-							

### b. Motion to Avoid Liens and Reclassify Claim from Secured to Completely Unsecured.

The Debtor moves to reclassify the following claims as unsecured and to void liens on collateral consistent with Part 4 above:

Creditor	Collateral	Amount of Lien to be Reclassified
Midland Funding, LLC	86 East McClellan Ave. Livingston, NJ 07039 Essex County DJ-154525-2011	ALL
Capital One Bank, N.A.	86 East McClellan Ave. Livingston, NJ 07039 Essex County DJ-147429-2011	ALL
Bureau of Housing Inspection	86 East McClellan Ave. Livingston, NJ 07039 Essex County DJ-119438-2012	ALL
Bureau of Housing Inspection	86 East McClellan Ave. Livingston, NJ 07039 Essex County DJ-225226-2010	ALL
Bureau of Housing Inspection	86 East McClellan Ave. Livingston, NJ 07039 Essex County DJ-031272-2008	ALL
State of NJ Division of Codes and Standards	86 East McClellan Ave. Livingston, NJ 07039 Essex County DJ-039791-2013	ALL
H.S.A. Fannie Mae (2nd mortgage)	429 William Street East Orange, NJ 07017 Essex County	ALL
Township of Irvington - property maintenance	56 Augusta Street Irvington, NJ 07111 Essex County	ALL

Creditor	Collateral	Amount of Lien to be Reclassified
<p><b>c. Motion to Partially Void Liens and Reclassify Underlying Claims as Partially Secured and Partially Unsecured.</b></p> <p>The Debtor moves to reclassify the following claims as partially secured and partially unsecured, and to void liens on collateral consistent with Part 4 above:</p>		

Creditor	Collateral	Amount to be Deemed Secured	Amount to be Reclassified as Unsecured
Seterus Inc (1st mortgage)	429 William Street East Orange, NJ 07017 Essex County	75,000.00	74,011.00

<p><b>Part 8: Other Plan Provisions</b></p> <p><b>a. Vesting of Property of the Estate</b></p> <p><input checked="" type="checkbox"/> Upon Confirmation  <input type="checkbox"/> Upon Discharge</p> <p><b>b. Payment Notices</b></p> <p>Creditors and Lessors provided for in Parts 4, 6 or 7 may continue to mail customary notices or coupons to the Debtor notwithstanding the automatic stay.</p> <p><b>c. Order of Distribution</b></p> <p>The Trustee shall pay allowed claims in the following order:</p> <ol style="list-style-type: none"> <li>1) Trustee Commissions</li> <li>2) Other Administrative Claims</li> <li>3) Secured Claims</li> <li>4) Lease Arrearages</li> <li>5) Priority Claims</li> <li>6) General Unsecured Claims</li> </ol> <p><b>d. Post-petition claims</b></p> <p>The Trustee <input type="checkbox"/> is, <input checked="" type="checkbox"/> is not authorized to pay post-petition claims filed pursuant to 11 U.S.C. Section 1305(a) in the amount filed by the post-petition claimant.</p>
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<p><b>Part 9 : Modification</b></p> <p>If this plan modifies a plan previously filed in this case, complete the information below.</p> <p>Date of Plan being modified: _____.</p>	
Explain below <b>why</b> the Plan is being modified.	Explain below <b>how</b> the Plan is being modified
<p>Are Schedules I and J being filed simultaneously with this modified Plan? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	

<p><b>Part 10: Sign Here</b></p> <p>The debtor(s) and the attorney for the debtor (if any) must sign this Plan.</p>
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Date May 2, 2017

/s/ Christopher J. Balala  
**Christopher J. Balala 030732010 NJ**  
Attorney for the Debtor

I certify under penalty of perjury that the foregoing is true and correct.

Date: May 2, 2017

/s/ Olufemi Fasehun  
**Olufemi Fasehun**  
Debtor

Date: May 2, 2017

/s/ Yetunde Celia Fasehun  
**Yetunde Celia Fasehun**  
Joint Debtor